

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

Division: Police

Member: Robert Dodder
759-6421 beeper 497-0628

Project Name: Palms of Las Olas

Case #: 24-R-01

Date: 02/15

Review Time:

Comments:

1. Units 2,3,4 & 5 are at a high risk to burglary due to the hidden entry design concept. This type of design does not permit any form of natural surveillance to occur, which is a violation of basic CPTED principles.
2. The six foot privacy wall also creates both privacy and security for a would be burglar. It is suggested that vertical bar type fencing replace the solid wall.
3. Additional may be offered at DRC.

Division: Construction Services

Member: John R. Smith
761-5220

Project Name: Palms of Las Olas, Inc

Case #: 24-R-01

Date: February 27, 2001

Comments:

1. No comments.

Division: Fire

Member: Albert Weber
761-5875

Project Name: Palms of Las Olas Inc.

Case #: 24-R-01

Date: 2-19-01

Comments:

- 1) Fire sprinkler system required as per 553-895 Florida Statutes.
- 2) Flow test required.

Civil plan required showing fire main, hydrants, DDC and FDC's.

Division: Plumbing

Member: Ted DeSmith
761-5232

Project Name: Palms of Las Olas, Inc.

Case #: 24-R-01

Date: February 19, 2001

Comments:

1. Provide site plan showing storm water retention and related calculations.
2. Provide site plan showing sewer and water to each townhouse. Will these be fee simple I Occupancy townhouses?
3. Possible sewer and water impact fees, unable to determine at this time with the information provided.
4. Possible fire line required to boat docks.

Division: Planning

Member: Kevin Erwin
627-6534

Project Name: The Palms of Las Olas

Case #: 24-R-01

Date: February 27, 2001

Comments:

1. This is a new use and must meet all current code requirements.
2. Lots 26 and 27 are zoned RS-8 and do not permit the proposed townhouse development.
3. Assuming that a solution is found to the above, yard modifications must be received from the Planning and Zoning Board for the pools and patios.
4. A note must be placed on the site plan indicating that boat slips are for the use of upland residents only, no live aboards or dock rentals permitted.
5. Provide a point by point narrative outlining compliance with Sec 47-18.33 and keyed to the site plan.
6. Show all proposed mechanical/air conditioning equipment on the site plan.
7. Show location of all trash receptacles and provide information on the waste disposal system.
8. The wall on the north side of the property must be setback 30" from the property line and must be planted with a continuous hedge along its length per Sec 47-19.5.3
9. The proposed wall cannot be over 30" in height within 10' of the waterway.
10. Discuss street tree requirements with the Landscape Rep.
11. The building must be setback an additional foot for all yards for every foot in height above 22'. Yard modifications are required for the building as proposed.
12. Additional comments may be forthcoming at the DRC meeting.

Recommendations: It is strongly recommended that you meet with and present your plans to Las Olas Isles, Hendricks Isle, and Colee Hammock neighborhood associations.

Division: Zoning

Member: Terry Burgess
761-5913

Project Name: Palms of Las Olas, Inc.

Case #: 24-R-01

Date: 2/19/01

Comments:

1. Required parking data indicated on site plan is incorrect. In accordance with section 47-20.2 Table of parking and loading requirements townhouse with attached garages require two (2) parking spaces per dwelling unit.

2. In accordance with section 47-18.33.B.3 a minimum of twenty five percent (25%) of the townhouse group's front façade shall setback an additional five(5) feet from the rest of the façade. Provide dimensions and area calculations depicting additional five (5) foot setback and twenty five percent of façade area.

3. Delineate the required minimum two thousand (2,000) square feet of land area on site plan in accordance with section 47-18.33.B.1. Delineate as per area statistics indicate.

4. In accordance with section 47-18.33.B.5.d any portion of a townhouse structure exceeds twenty-two (22) feet in height, that portion of the structure shall be setback a minimum of an additional one (1) foot for each foot of height above twenty-two (22) feet this applies only to the side yard. An application for modification of yards requires a site plan level III review and approval as setforth in section 47-23.11.

5. Provide a five (5) foot easement along the front, side, and rear property lines as required in sections 47-18.33.B.5 (a-c) for the use by the owners within the townhouse group satisfactory to the city attorney and shall be made recordable.

6. Fences and walls in residential zoned districts abutting a street shall be setback at least two and one half (2 1/2) feet from the property line in accordance with section 47-19.5.A.3.

7. Fences and walls for properties abutting a waterway, no opaque fence or wall shall be permitted to exceed thirty (30) inches as measured in accordance with subsection I when located within ten (10) feet of the edge of the waterway as per section 47-19.5.A.b.

8. In accordance with section 47-18.33.B.10.a, a townhouse development shall provide a minimum five(5) foot wide sidewalk along each public street abutting the property along the full the length of the front property line. A minimum three (3) foot wide sidewalk shall be provided from each principal entrance to the public sidewalk, unless an alternative is accepted by the DRC.

9. Swimming pools shall be no closer than four (4) feet from any property line where permitted in accordance with section 47-19.2.BB provide dimensions. Swimming pools are not permitted within fifteen (15) feet of the corner property line see section 47-19.1.G.
10. Are live-a-boards proposed.
11. In accordance with the GIS mapping system a portion to the development site is zoned RS-8 and does not permit townhouses.
12. Additional comments maybe discussed at DRC meeting.

Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Palms of Las Olas, Inc.

Case #: 24-R-01

Date: February 27, 2001

Comments:

No apparent interference will result from this plan at this time.

Division: Landscape

Member: Dave Gennaro
761-5200

Project Name: Palms of Las Olas, Inc.

Case #: 24-R-01

Date: 2/20/2001

Comments:

1. Verify the requirement for the 20' landscape yard setback from a waterway.
2. A minimum of 35% of the gross lot square footage to be in landscape. This would indicate a total of 8363 sq. ft. required. Sheet L-2 "Site Calculations" shows a "green area" total of only 6257 sq. ft.
3. Continuous planting required on street side of wall adjacent to the street.
4. Indicate any utilities (such as overhead powerlines) that would affect proposed planting.

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
761-5123/ph
761-5275/fax

Project Name: Palms of Las Olas, Inc.

Case #: 24-R-01

Date: 2/27/00

Site Plan Comments:

1. Applicant shall obtain a Broward County Department of Planning and Environmental Protection (DPEP) Surface Water Management license and supportive calculations for the on-site paving and drainage design in compliance with the South Florida Water Management Design criteria. The BCDPEP license shall be applied for and design and calculations shall be prepared for review prior to issuance of a building or engineering permit.
2. Sheet A-1 indicates docking that may run too far into the adjacent waterway. Please verify ordinance limitations on extension of mooring structures from ULDR Section 47-19.3 and refine drawings completely to indicate extent of structures and waterway widths for purposes of determining proposed facilities comply with Ordinances.
3. Provide an additional standard cross section along frontage to Bontana Avenue (per Detail P2.1/Engineering Dept. standard). Additional cross sectioning of southern property should be provided to ensure on site retention of stormwater runoff.

Provide a utility design for additional review (indicate existing mains for water and sewer service as well as proposed service lines to each unit). If an irrigation meter is desired it shall also be detailed on this plan.